

# **Rezoning Application**

## **2313 and 2323 Lake Shore Boulevard West**

Arborist Report

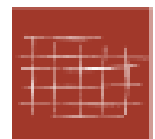
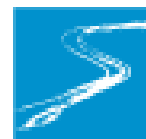
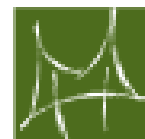
City of Toronto

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Prepared for:  
Osgoode Properties Ltd.

Project Number:  
AA12-94A

Date:  
October 15, 2014





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EXPERT OPINION  
OMB TESTIMONY  
LEGAL PROCEEDINGS  
PEER REVIEW  
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October 15, 2014

Our Project No.: AA12-094A

Osgoode Properties Ltd.

c/o: PMG Planning Consultants  
227 Bridgeland Avenue  
Toronto, ON M6A 1Y7  
Attention: Peter Swinton

**Re: Arborist Report  
Rezoning Application  
2313 and 2323 Lake Shore Boulevard West, Toronto**

We have completed our study of the above referenced project. This report summarizes our methodology, findings and recommendations.

The following attached documents are part of this investigation.

- *Appendix 1* Tree Inventory and Assessment Methodology
- *Appendix 2* Detailed Tree Data
- *Appendix 3* Limitations of this Tree Assessment
- *Drawing TPP-1* Tree Protection Plan (Phase 1)
- *Drawing TPP-2* Tree Protection Plan (Phase 2)

The current arborist report is based on a conceptual plan and does not include detailed information of grading, servicing, and stormwater management design. This submission provides the locations and descriptions of existing trees, and impacts of the proposed building and development footprints.

## **Background**

The subject site is located on the east side of Lake Shore Boulevard West, between Alexander Street and Albert Avenue. A rezoning application is proposed to permit a high-rise residential development. The site is occupied by two apartment buildings on the front (west) portion of the property adjacent Lake Shore Boulevard and parking and turf grass at the rear portion adjacent Lake Ontario. The recently constructed Mimico Waterfront Linear Park, which includes a walkway extends along the rear limit of the site and separates the subject property from Lake Ontario.

Aboud & Associates was retained by Osgoode Properties Ltd. to prepare the Arborist Report to identify trees assess the impacts from the development, and provide recommendations of tree preservation and removal. The development is proposed to occur in two phases. Phase 1 is comprised of the construction of a condominium podium and tower on the east side of the site and a central walkway and landscape area that connects the proposed podium and tower to Lake Shore Boulevard West between the two existing apartment buildings. Phase 2 is comprised of the construction of a new road at the north limit of the site, which would be shared across lands owned by the property owner to the north. Phase 2 also includes reconstruction of portions of the boulevard adjacent Lake Shore Boulevard West.

Aboud & Associates was also retained to prepare the Natural Heritage Impact Study (NHIS) and Concept Landscape Plan for a rezoning application of the subject property. These companion documents should be reviewed in conjunction with the Arborist Report.

## Methodology

The tree inventory and assessment was conducted on December 3, 2012 by Steven Aboud and James Dennis, both Certified Arborists in good standing with the International Society of Arboriculture. Locations of trees were confirmed using the survey plan prepared by Schaeffer Dzaldov and Bennett Ltd., dated November 21, 2012. The site plan, prepared by Richmond Architects Ltd. was used to determine impacts to trees. Trees to be preserved and removed to accommodate the proposed development are divided into Phases 1 and 2.

The City of Toronto's website ([http://map.toronto.ca/maps/map.jsp?app=TorontoMaps\\_v2](http://map.toronto.ca/maps/map.jsp?app=TorontoMaps_v2)) was accessed to determine if Ravine and Natural Feature Protection lands were on the subject properties (Municipal Code, Chapter 658). Privately owned trees in the City of Toronto are subject to regulations, protection and permits as per the Private Tree By-law, Article III of Chapter 813.

Trees that met the following criteria qualified for detailed investigation as per the requirements of the City of Toronto (Arborist Report for Development Applications, June 2010).

Note: Trees were not tagged as part of this investigation.

1. Trees with diameters of 30 cm or more, situated on private property on the subject site.
2. Trees with diameters of 30 cm or more, situated on private property, within 6 metres of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 metres of the subject site.
4. On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, trees of all diameters situated within 10 metres of any construction activity.
5. Trees of all diameters situated within the City road allowance adjacent to the subject site.

Trees were assigned a unique number and the following data were collected.

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▪ species (botanical and common names)	▪ structural condition (H,M,L)
▪ diameter at breast height - DBH (cm)	▪ municipal tree
▪ minimum tree protection zone – MTPZ (m)	▪ offsite tree
▪ biological health (H,M,L)	▪ observations / comments

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*Appendix 1* provides a description of assessment methods and definitions of codes used in *Appendix 2*. Each tree was assigned a recommendation of preservation or removal using two criteria:

- i) Its current biological health and structural condition, and
- ii) The expected impact from the proposed development.

A final recommendation of preservation or removal has been assigned to each tree using both criteria.

Trees in conflict with the locations of proposed accesses, building footprint or within anticipated construction access areas around the new building are recommended for removal.

*Appendix 3 – Limitations of this Tree Assessment* is provided to clarify what is reasonable and possible in our assessment of trees.

## Findings and Recommendations

All trees subject to this investigation are privately owned; either on the subject property or the adjacent private property. No trees are present within the public right-of-way adjacent the subject property. Our review of the online mapping of the City of Toronto has determined that the subject property is not on or adjacent to the City's Ravine and Natural Feature Protection lands. Therefore no trees within the study met the criterion of being on lands designated under Ravine and Natural Feature Protection.

The specific details of the trees' measurements, condition, etc. are provided in *Appendix 2*. *Drawings TPP-1* and *TPP-2* illustrate the locations of the trees. Each tree is shown with the City of Toronto's Minimum Tree Protection Zones (MTPZ's) and recommendations of preservation or removal. A total of 23 trees qualified for detailed study. Additional trees that were initially numbered are not included because they did not meet the study criteria. This accounts for the gaps in assigned tree identification numbers.

*Table A* summarizes the quantities of trees that qualified for detailed study as per the requirements of the City of Toronto.

Table A. Summary of Tree Categories, City of Toronto Arborist Reports	
Category	Total Trees
1. Trees with diameters of 30cm DBH or more, situated on private property, on the subject site	20*
2. Trees with diameters of 30cm DBH or more, situated on private property, within 6m of the subject site	10*
3. Trees of all diameters on City owned parklands within 6m of the subject site	0
4. On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, trees of all diameters situated within 10 metres of any construction activity	0
5. Trees of all diameters situated within the City road allowance adjacent to the subject site	0

\* - There are 7 shared trees on the property limits between the subject site and adjacent private properties included in both categories 1 and 2.

*Table B* lists the recommended action assigned to the studied trees.

Table B. Summary of Recommended Action Assigned to Trees							
Recommended Action Based on Health and Structure		Recommended Action Based on Development Impacts			Final Recommended Action		
Preserve	Remove	Preserve	Remove (Phase 1)	Remove (Phase 2)	Preserve	Remove (Phase 1)	Remove (Phase 2)
22	1	8	7	8	8	7	8

### Trees Recommended for Preservation

A total of 8 trees under Phases 1 and 2 are recommended for preservation: 16 trees under Phase 1 and 8 trees under Phase 2.

Phase 1: Phase 1 of the development allows for the preservation of 16 trees. These are Tree #'s 32, 33, 35, 37, 38, 42, 45, 49, 53, 55, 61, 62, 63, 64, 66 and 67.

Phase 2: Phase 2 of the development allows for the preservation of 8 trees. These are Tree #'s 32, 35, 61, 62, 63, 64, 66 and 67.

Tree #'s 63, 64, 66 and 67 are located between the existing, on-site apartment buildings. They can be incorporated into the proposed central walkway and landscape area.

Onsite tree #'s 35 and 61, and offsite tree #62 are adequately setback from the proposed development.

Offsite tree #32 is adequately setback from the development. An existing retaining wall that will be retained between the 2 properties precludes extension of roots into the subject site, and therefore proposed construction of the new southern access road is not expected to impact this tree.

Grading plans and other future design plans/documents will be used to further determine impacts and preservation/ removal recommendations to existing trees. These are expected at the site plan stage.

Tree protection fence locations, details, pruning notes as well as maintenance and monitoring measures are not provided in this report for the purpose of a rezoning application. A detailed tree preservation plan with these elements will be submitted at the site plan stage.

### **Trees Recommended for Removal**

A total of 15 trees under Phases 1 and 2 are recommended for removal.

Phase 1: Phase 1 of the development requires the removal of 7 trees. These are comprised of onsite Tree #'s 4, 5, 10, 21, and 31 and shared tree #'s 26 and 28.

Phase 2: Phase 2 of the development requires the removal of 8 trees. These are comprised of onsite tree #'s 33 and 55, shared Tree #'s 37, 38, 45 and 49, and off-site Tree # 53. Shared tree #42 is recommended for removal due to its low rating of structural condition and its conflict with development.

Prior to removal of trees owned wholly or partially by others (i.e. shared or off-site trees), written authorization from the owner is required, as well as approval from Urban Forestry.

### **Significant Vegetation**

No significant vegetation (e.g. woodlands, wetlands) was observed on or adjacent the subject property.

### **Tree Compensation**

Compensation of trees to be removed will be addressed at the site plan stage. Although not stated in municipal by-laws, staff of Urban Forestry advises that 3 replacement trees are required to compensate for removal of each tree regulated under the Private Tree By-law (Article III of Chapter 813).

## Conclusions

1. A rezoning application is proposed to permit a high-rise residential development on the subject lands at 2313 and 2323 Lake Shore Boulevard West.
2. As part of the rezoning application, an Arborist Report is required.
3. There are 23 trees regulated under the Private Tree By-law (Article III of Chapter 813) requiring detailed inventory and assessment. No trees are present within the public right-of-way adjacent the subject property. The subject property is not on or adjacent to the City's Ravine and Natural Feature Protection lands. Therefore no trees within the study met the criterion of being on lands designated under Ravine and Natural Feature Protection.
4. Under Phase 1, 16 trees are recommended for preservation and 7 trees for removal.
5. Under Phase 2 (i.e. includes Phase 1 and Phase 2), 8 trees are recommended for preservation and 15 trees for removal.
6. Determination of new trees to compensate for removals due to the proposed development will be at the site plan stage.
7. Tree protection requirements (e.g. tree protection fence locations, details, pruning notes, maintenance and monitoring measures) are not provided in this report for the purpose of a rezoning application. A detailed tree preservation plan with these elements will be submitted at the site plan stage.

**Report Prepared By:**

### **ABOUD & ASSOCIATES INC.**



Steven Aboud, President

ISA Certified Arborist (ON-0323A) & Senior Ecologist  
ISA Tree Risk Assessment Qualified  
Butternut Health Assessor No. 497

## APPENDIX 1. TREE INVENTORY AND ASSESSMENT METHODOLOGY

**DBH (cm):** Diameter at breast height, 1.4 m above ground, measured in centimeters. Two or more numbers denotes the DBH of each stem/trunk for trees with multiple stems/trunks.

**Height (metres):** Height of tree from ground to top of crown. Height is estimated from visual ground observations.

**Crown Reserve (metres):** Crown diameter (tree's canopy) measured at intervals of 1, 3, 5, 8, 10, 15 meters.

**Biological Health:** Related to presence and extent of disease/disease symptoms and the vigour of the tree.

**H (High)** - No diseases/disease symptoms present, and moderate to high vigour.

**M (Moderate)** - Presence of minor diseases/disease symptoms, and/or moderate vigour.

**L (Low)** - Presence of major diseases/disease symptoms, (i.e., extensive crown dieback), and/or poor vigour.

A further rating may be assigned of M(L) = Low side of Moderate, H(M) = Moderate side of High.

**Structural Condition:** Related to defects in a tree's structure, (i.e., lean, codominant trunks).

**H (High)** - No structural defects, well-developed crown.

**M (Moderate)** - Presence of minor structural defects.

**L (Low)** - Presence of major structural defects.

A further rating may be assigned of M(L) = Low side of Moderate, H(M) = Moderate side of High.

**Position on Site:** AP - above-ground planter; ED - Edge, e.g., forest, woodland; IN - Interior, e.g., forest, woodland; HR - hedgerow, row/linear group of trees; OG - open-grown; PI - planting island GP - group/cluster

### Location

**Private (On-site) Tree:** Tree trunk located completely within the boundary of the subject property.

**Off-site Tree:** Tree trunk located on private property completely outside of the property boundary of the subject property.

**Municipal Tree:** Tree is located on the property of the municipality/region, e.g., within Right-of-Way.

**Shared Tree:** Tree located on property boundary of the subject property and adjacent private or public property.

**Site Dev. Impact:** Impact to tree is anticipated from proposed development (e.g., road, building) at or near the tree, and/or grade changes (cut/fill).

**Transplant Potential:** A transplantation recommendation of Yes or No based on a tree's size, species, and condition, and site conditions (e.g. near adjacent trees/objects, on slopes, soil type).

**Recommended Action:** A recommendation of the following three categories is assigned to preserve or remove a tree:

i) The tree's current biological health and structural condition

ii) The anticipated impacts from proposed development

iii) The summary of the previous two categories. Note: Only trees having a recommendation of preserve for both health and structure, and impacts from the proposed development are assigned a final recommendation of preserve.

**P (Preserve)** - Tree has a moderate to high biological health AND moderate to high structural condition, AND is likely to survive impact from the proposed development (if present). The tree is likely to survive for at least 3 to 5 years.

**R (Remove)** - Tree has low biological health, AND/OR low structural condition, AND/OR will not survive the proposed development impacts (if present). The tree is not likely to survive more than 1-3 years.

**C (Conditional)** - In some situations a tree's preservation or removal is related to potential relocation/modification of the limit of construction, and/or known arboricultural treatments that will likely improve the biological health and/or structural condition of the tree. This may include review of a tree's condition, e.g., roots, at time of construction/excavation.

**Hazard Potential (HP):** A rating to express the potential of a tree to fail and cause damage and/or personal injury. The hazard potential rating considers three components: i) - A tree with the potential to fail (e.g., split trunk), ii) - the extent (size) of the defect, and iii) - presence of a target (e.g., person or object) that would be injured or damaged if the tree failed. Modified from: A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas. 2nd Ed. 1994, I. S. A.

**H (High)** - A major tree component, (i.e., branches or trunk >30cm diameter, is expected to fail at any time.

**M (Moderate)** - A major tree component is expected to fail within 3 years, AND/OR a minor tree component (i.e. branches or trunk 10 to 30cm diameter) is expected to fail immediately.

**L (Low)** - A minor tree component (i.e. branches or trunk 10 to 30cm diameter) is expected to fail within 3 years, and/or a small tree component (i.e. branches < 10cm diameter are expected to fail at any time.

**0 (None)** - No major or minor components of the tree are expected to fail for at least 3 years.

**Note:** See 'Limitations of this Tree Assessment' for explanation of what is implied by the hazard potential rating.

## APPENDIX 1. TREE INVENTORY AND ASSESSMENT METHODOLOGY

### Codes of Damage Descriptions

BA - branch attachment poor  
BB - burlap, basket, wire present on/in tree/root ball  
BC - bark crack  
BI - bark included  
BN - bark necrosis  
BS - basal trunk sprouts  
CB - crown broken  
CD - crown dieback  
CK - canker (abnormal growth from disease or damage)  
CL - crown live, CL20 - 20% live crown  
CS - crown sprouts  
CT - crown thin (having reduced foliage)  
CU - crown unbalanced  
CV - crown vines  
DW - deadwood  
FB - fungal bodies present  
LC - leaves chlorotic (yellow)  
LD - leaves defoliated  
LP - leader poor/problem  
MB - multi-branched node of limbs on stem  
ML - multiple leaders  
PH - planted high  
PL - planted low  
PP - past pruning problems  
RC - root crown damage/abnormality  
RE - roots exposed  
RG - roots girdling  
SC - stems co-dominant  
SG - stem girdled  
ST - soil on trunk  
TB - trunk bent  
TC - trunk cavity  
TK - trunk crooked  
TD - trunk decay  
TE - trunk base enlarged abnormally  
TF - trunk basal flair lacking / abnormal  
TG - trunk/stem girdling  
TL - trunk lean ( $L < 5^\circ$ ), (M  $5-20^\circ$ ), ( $H > 20^\circ$ )  
TM - trunks multiple from at or below ground level  
TS - trunk split  
TT - trunk twisted  
TW - trunk wound  
WW - wet wood

### QUANTIFIED CONDITIONS (defects, diseases)

L (low, minor), M (moderate), H (high, severe)  
E.G. CT(H) = severe crooked trunk  
TD(L) = minor trunk decay  
TF(H) = severely poor basal trunk flare

### CARDINAL COORDINATES (N, S, E, W)

e.g., LN(L-S) = minor lean to the south

### Codes of Recommendations

A - Add mulch  
B - Remove attachments (burlap, wire, stake, guard)  
C - Cable  
F - Fertilize  
L - Lower soil level  
M - Monitor  
N - None Needed  
P - Prune  
R - Remove  
S - Soil bulk density (compaction) lower  
V - Soil volume (increase)  
W - Water  
~ - Denotes approximate

### Life Expectancy

The estimated time in years remaining for the tree before it experiences significant decline under existing conditions and without intervention from arboricultural treatments. Life expectancy is based on tree species, size, condition, location and tree age, and subdivided into one of the following time classes.

1 - Less than 5 years  
2 - 5 to 10 years  
3 - 11 to 20 years  
4 - 21 to 50 years  
5 - 51 to 100 years  
6 - 101 to 200 years

**Priority:** An action priority schedule (i.e. general timing) to provide arboricultural treatment(s).

E - Extremely Urgent (within a week)  
U - Urgent (within 3 months)  
H - High (within a year)  
M - Moderate (within 3 years)  
L - Low (little or no action required for at least 5 years)

## APPENDIX 1. TREE INVENTORY AND ASSESSMENT METHODOLOGY

### TREE QUALITY (TQ)

Tree quality is a rating system of the relative importance of individual trees. It provides information about which trees have the highest quality and should be provided with the highest priority for preservation for existing or proposed land use (e.g., residential, open space). Tree quality is used to rate individual trees within a vegetation community and trees growing separately (e.g. streets, parks, rear yards) and not part of a larger vegetation community. Use of the tree quality rating system should be done by individuals with substantial knowledge about trees and the values that they provide (e.g. species' morphology/ characteristics, cultural requirements, life expectancy,) within human settlement areas (e.g. cities). Criteria used to measure tree quality are species, maturity (based on trunk diameter), biological health, structural condition, and location on the site relative to existing features, e.g. roads, buildings and services.

The rating of tree quality is also applied to vegetation communities as a rating of the quality of trees in general in the overall vegetation community e.g. hedgerow. Trees having a high tree quality rating may be part of a larger vegetation community (e.g., hedgerow) that may have a poor overall rating of biological health or structural condition. In other words, low quality vegetation communities may contain one or more moderate or high quality trees, which may warrant individual study and preservation.

The following are criteria used in the rating of the quality of an individual tree.

- **Species Quality:** Generally preferred species are those that are long-lived (> 100 years under preferred / low stress growing conditions), provide preferred shading and screening benefits through natural development of crown and foliage, and typically develop few to no structural problems given modest management.

Low Quality Tree Species: Manitoba maple, tree-of-heaven, white mulberry, Russian olive, poplars, willows.

Moderate Quality Tree Species: white ash, silver maple, black walnut, Kentucky coffee-tree, honey locust, basswood, Katsura tree, catalpa, birches, Norway maple, ironwood, crab apple, Austrian pine, Scot's Pine, white cedar

High Quality Tree Species: sugar maple, maidenhair tree, American beech, Colorado spruce, most hickories, white elm (DED resistant cultivars), hackberry, most oaks

- **Maturity (Based on trunk size- DBH):** immature (<15cm); moderately mature (15-30cm); mature (>30 cm).
- **Biological Health:** low, moderate or high.
- **Structural Condition:** low, moderate or high.
- **Location:** Tree location provides benefits (e.g. shading along street/boulevard, screening of rear yards, definition of space in parks). Tree location can be poor if it is/will interfere with existing structures and buildings, and services such as power lines.

LOW TREE QUALITY: The quality of the tree is poor; having any two or more of the following criteria.

- low quality tree species (e.g., tree-of-heaven, Manitoba maple)
  - low biological health
  - low structural condition
  - small, immature size of < 15cm DBH
  - tree is over-mature for the species (e.g., old Lombardy poplar)
  - tree is located so that it will damage existing structures or interfere with existing services within 5 years
- Improvement of the tree's quality is likely not possible or will require extensive mitigation.  
Preservation may or may not be recommended.

MODERATE TREE QUALITY: The quality of the tree is moderate or fair, having all of the following criteria.

- moderate to high quality tree species
- moderate biological health
- moderate structural condition
- moderate, immature (15 to 30cm DBH) to mature (> 30cm DBH) size
- tree is located so that it may damage existing structures or interfere with existing services within 5 to 10 years, OR not likely at all to interfere with existing structures or services

Tree is likely to continue its moderate quality rating for at least 3 to 10 years under existing conditions. Minor treatments of tree's health/structure may be required.  
Preservation is recommended.

HIGH TREE QUALITY: The quality of the tree is high or good having all/most of the following criteria.

- high quality tree species
- moderate to high biological health
- moderate to high structural condition
- mature size of > 30cm DBH
- tree is located so that it is not likely at all to interfere with existing structures or services

Tree is likely to continue its high quality rating for at least 10 years under existing conditions. Minor to no tree care treatments are required.  
Preservation is recommended.

A further breakdown of Tree Quality rating may be assigned:

M(L) = a low, moderate rating (slightly poorer than moderate)

(M)L = a moderate, low rating (slightly better than low)

### QUANTITY OF QUALITY TREES

The quantity of trees within a vegetation community (e.g., hedgerow) well suited as urban shade/screen trees (e.g., Moderate to High Tree Quality) under existing conditions, are listed.

**APPENDIX 2. DETAILED TREE DATA: 2313 and 2323 LAKE SHORE BLVD WEST, TORONTO**

1

(Recorded December 3, 2012; Trees not tagged).

Tree No.	Tree Species	DBH (cm)	MTPZ (m) *	Biological Health	Structural Condition	Municipal Tree (Y=yes; N=no)	Off-site Tree (Y=yes; N=no; S-shared)	Rec. Action Based on Health & Condition P-Preserve; R-Remove	Rec. Action Based on Development Impacts R1-Phase 1; R2-Phase 2; P-Preserve	Final Recommendation R1-Phase 1; R2-Phase 2; P-Preserve	Tree Categories (C) (See last page of this appendix for City of Toronto definitions)				
											C1	C2	C3	C4	C5
4	<i>Salix alba</i> 'Tristis' Weeping White Willow	74	10.3	M	M	N	N	P	R1	R1	1	0	0	0	0
5	<i>Ulmus americana</i> White Elm	38,37	5.2	M	M	N	N	P	R1	R1	1	0	0	0	0
10	<i>Salix alba</i> 'Tristis' Weeping White Willow	97	13.0	M	M	N	N	P	R1	R1	1	0	0	0	0
21	<i>Fraxinus pennsylvanica</i> Green Ash	30,21	5.1	M	M	N	N	P	R1	R1	1	0	0	0	0
26	<i>Salix alba</i> 'Tristis' Weeping White Willow	77	10.4	M(L)	M(L)	N	S	P	R1	R1	1	1	0	0	0
28	<i>Salix alba</i> 'Tristis' Weeping White Willow	61	9.0	M	M	N	S	P	R1	R1	1	1	0	0	0
31	<i>Salix alba</i> 'Tristis' Weeping White Willow	94	12.9	M	M	N	N	P	R1	R1	1	0	0	0	0
32	<i>Ulmus sp.</i> Elm sp.	47	6.5	M	M	N	Y	P	P	P	0	1	0	0	0
33	<i>Juglans nigra</i> Black Walnut	44	6.4	M(L)	M(L)	N	N	P	R2	R2	1	0	0	0	0
35	<i>Ulmus sp.</i> Elm sp.	42	6.4	M	M	N	N	P	P	P	1	0	0	0	0
37	<i>Acer platanoides</i> Norway Maple	38	5.2	M	M	N	S	P	R2	R2	1	1	0	0	0
38	<i>Acer negundo</i> Manitoba Maple	41	6.4	M	M	N	S	P	R2	R2	1	1	0	0	0
42	<i>Acer negundo</i> Manitoba Maple	30	5.1	M	L	N	S	R	R2	R2	1	1	0	0	0
45	<i>Acer negundo</i> Manitoba Maple	37,17	5.2	M	M(L)	N	S	P	R2	R2	1	1	0	0	0
49	<i>Ulmus sp.</i> Elm sp.	38	5.2	M	M	N	S	P	R2	R2	1	1	0	0	0
53	<i>Acer negundo</i> Manitoba Maple	62	9.0	M	M	N	Y	P	R2	R2	0	1	0	0	0
55	<i>Acer negundo</i> Manitoba Maple	35	5.2	M(L)	M(L)	N	N	P	R2	R2	1	0	0	0	0
61	<i>Betula alleghaniensis</i> Yellow Birch	32	5.1	M(L)	M	N	N	P	P	P	1	0	0	0	0
62	<i>Salix alba</i> 'Tristis' Weeping White Willow	132	17.2	M	M	N	Y	P	P	P	0	1	0	0	0
63	<i>Ulmus pumila</i> Siberian Elm	56	7.8	M	M	N	N	P	P	P	1	0	0	0	0
64	<i>Ulmus sp.</i> Elm sp.	21,36	5.2	H	M	N	N	P	P	P	1	0	0	0	0

## APPENDIX 2. DETAILED TREE DATA: 2313 and 2323 LAKE SHORE BLVD WEST, TORONTO

2

(Recorded December 3, 2012; Trees not tagged).

Tree No.	Tree Species	DBH (cm)	MTPZ (m) *	Biological Health	Structural Condition	Municipal Tree (Y=yes; N=no)	Off-site Tree (Y=yes; N=no; S-shared)	Rec. Action Based on Health & Condition P-Preserve; R-Remove	Rec. Action Based on Development Impacts R1-Phase 1; R2-Phase 2; P-Preserve	Final Recommendation R1-Phase 1; R2-Phase 2; P-Preserve	Tree Categories (C) (See last page of this appendix for City of Toronto definitions)				
											C1	C2	C3	C4	C5
66	<i>Acer negundo</i> Manitoba Maple	45	6.5	H	M(L)	N	N	P	P	P	1	0	0	0	0
67	<i>Ulmus pumila</i> Siberian Elm	37	5.2	M	M(L)	N	N	P	P	P	1	0	0	0	0
											20	10	0	0	0
								Preserve Tree Based on Health & Structure (P)	22						
								Remove Tree Based on Health & Structure (R)	1						
								<b>Subtotal</b>	<b>23</b>						
								Preserve Tree Based on Development Impacts	8						
								Remove Tree Based on Dev. Impacts, Phase 1 (R1)	7						
								Remove Tree Based on Dev. Impacts, Phase 2 (R2)	8						
								<b>Subtotal</b>	<b>23</b>						
								Final Recommendation - Preserve (P)	8						
								Final Recommendation, Phase 1 - Remove (R1)	7						
								Final Recommendation, Phase 2 - Remove (R2)	8						
								<b>Subtotal</b>	<b>23</b>						

Tree Categories, based on Tree Protection By-law Chapter 813, City of Toronto

1. Trees with diameters of 30cm or more, situated on private property on the subject site.
2. Trees with diameters of 30cm or more, situated on private property, within 6 metres of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 metres of the subject site.
4. On lands designated under City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, trees of all diameters situated within 10 metres of any construction activity.
5. Trees of all diameters situated within the City road allowance adjacent to the subject site.

\* MTPZ denotes Minimum Tree Protection Zone. Tree Protection Policy and Specifications for Construction Near Trees. City of Toronto. June 2013.

### **APPENDIX 3. LIMITATIONS OF TREE ASSESSMENT**

It is the policy of Aboud & Associates Inc. to attach the following clause regarding limitations. We do this to ensure that developers, agencies, municipalities and owners are clearly aware of what is technically and professionally realistic in retaining trees.

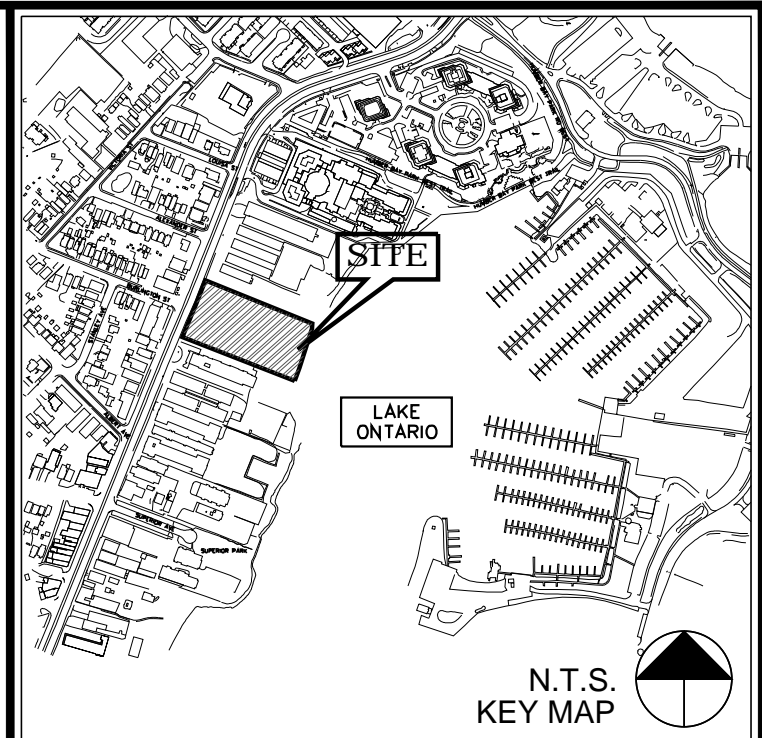
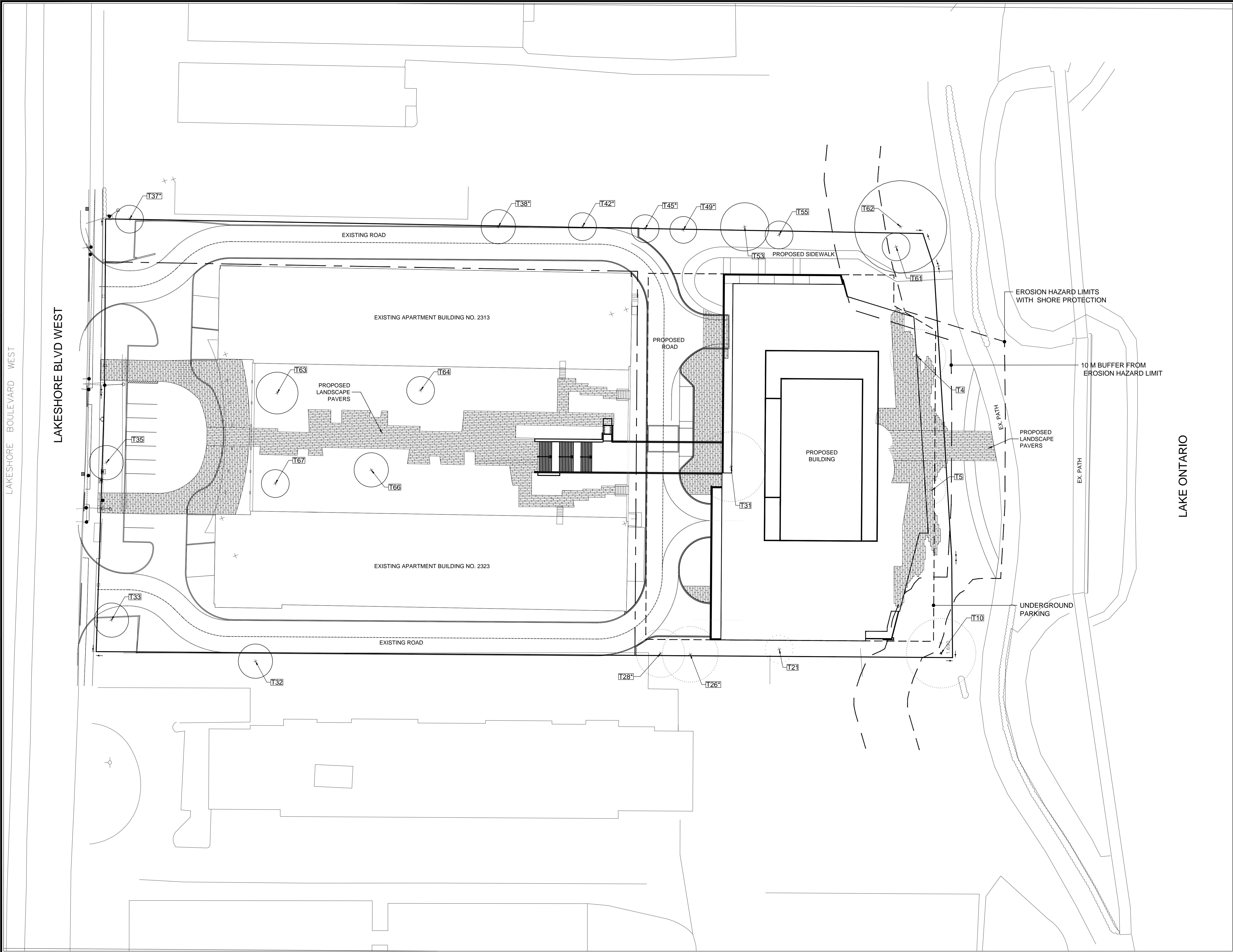
The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack and crown dieback, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy unless stated otherwise within the report, no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

FILEPATH: S:\411-PROJECTS\2012\411-2313 LAKESHORE TORONTO\CDIAL CAD\AA-13-94A PRELIM LANDSCAPE AND TYP 2014\0602-RECOVER.DWG CTR: ABOUD2007.dwg PLOTTED: 22-Oct-14 12:29 PM



- LEGEND:
- EXISTING TREE  
ID NUMBER / CIRCLE ILLUSTRATES APPROXIMATE CROWN RESERVE
  - PRESERVE TREE  
TREE HAS MODERATE TO HIGH BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND CAN BE INCORPORATED INTO THE PROPOSED DEVELOPMENT
  - REMOVE TREE  
TREE HAS LOW BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION
  - REMOVE TREE  
TREE IS IN CONFLICT WITH PROPOSED DEVELOPMENT
  - REMOVE TREE  
TREE HAS LOW BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND IS IN CONFLICT WITH PROPOSED DEVELOPMENT
  - REMOVE TREE  
TREE IS DEAD
  - SHARED TREE (WITH STAR)

- INFORMATION SOURCES
1. Site Plan dated August 19, 2014 prepared by Richmond Architects Ltd.
  2. Topographic Plan of Survey dated November 21, 2012 prepared by Schaeffer Dzaldov Bennett LTD.  
O.L.S. Tree data collected by Aboud & Associates on December 3, 2012

0	ISSUED FOR REZONING	SA	OCT-14
No.	Description	By	Date

REVISIONS: All previous issues of this drawing are superseded

**ABOUD & ASSOCIATES INC.**  
Consulting Arborists • Ecologists • Landscape Designers  
591 Woodlawn Street, Guelph, Ontario, Canada, N1H 3Y5  
T: 519.822.6839 • F: 519.822.4052 • info@aboudmg.com • www.aboudmg.com

Title:

**TREE PRESERVATION PLAN (PHASE 1)**

Project:

**PROPOSED CONDOMINIUM DEVELOPMENT  
2313 AND 2323 LAKE SHORE BLVD. W  
CITY OF TORONTO  
OSGOOD POPERTIES LTD.**

Date: FEBRUARY 2014

Project: AA12-94A

Scale: 1:300

Designer: KB

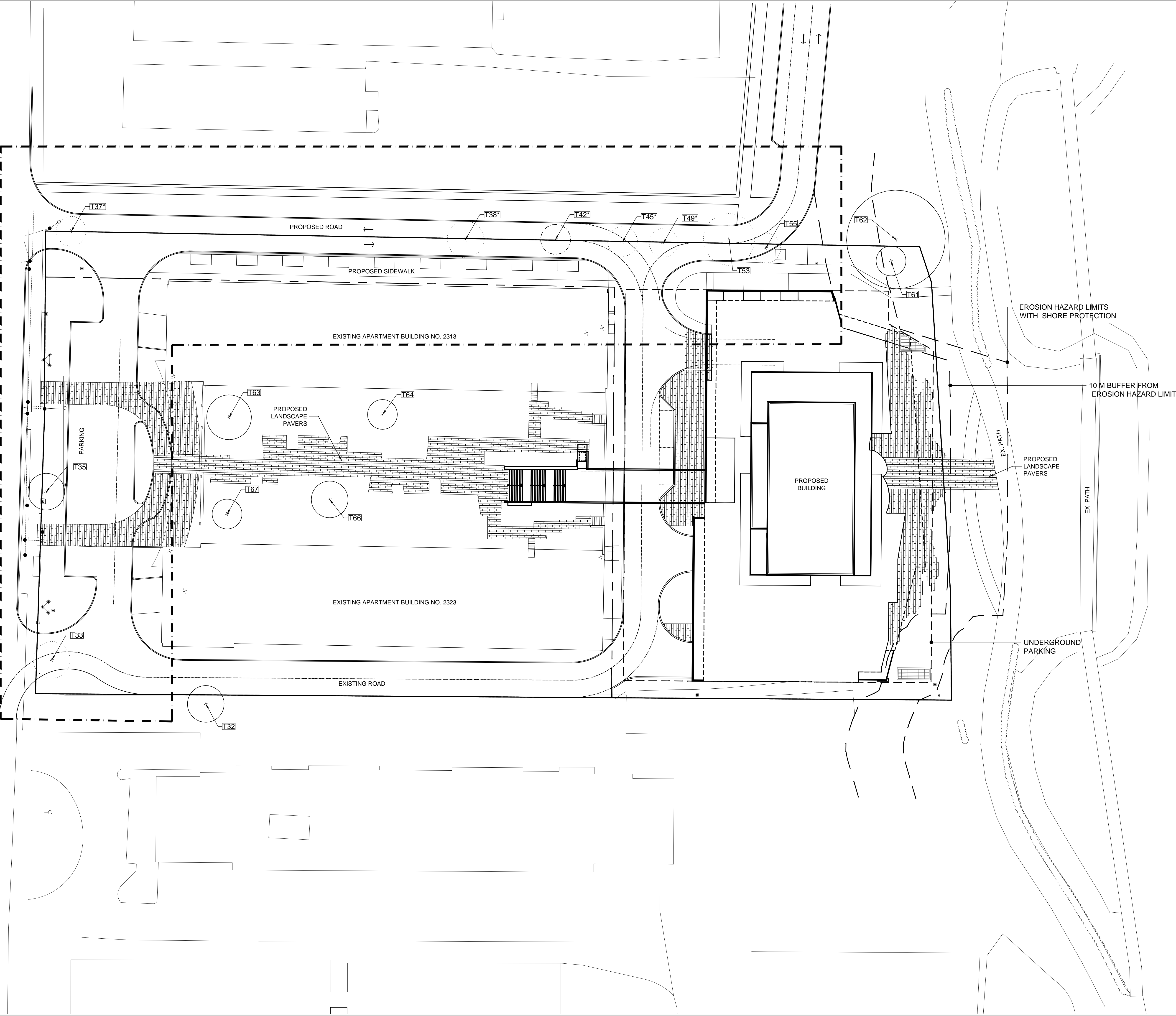
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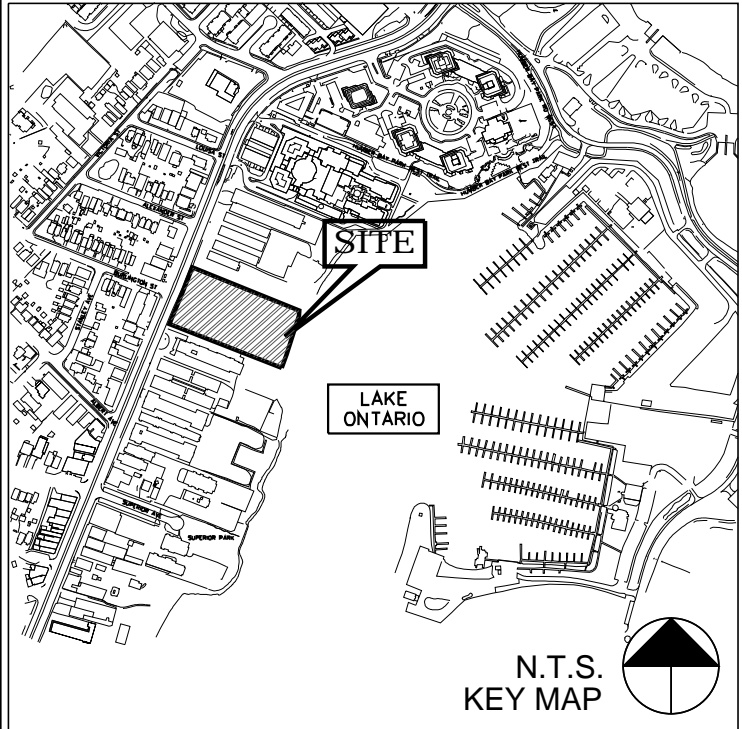
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LAKESHORE BLVD WEST



LAKE ONTARIO



LEGEND:

- EXISTING TREE  
ID NUMBER / CIRCLE ILLUSTRATES  
APPROXIMATE CROWN RESERVE
- PRESERVE TREE  
TREE HAS MODERATE TO HIGH BIOLOGICAL  
HEALTH AND/OR STRUCTURAL CONDITION AND  
CAN BE INCORPORATED INTO THE PROPOSED  
DEVELOPMENT
- REMOVE TREE  
TREE HAS LOW BIOLOGICAL HEALTH AND/OR  
STRUCTURAL CONDITION
- REMOVE TREE  
TREE IS IN CONFLICT WITH PROPOSED  
DEVELOPMENT
- REMOVE TREE  
TREE HAS LOW BIOLOGICAL HEALTH AND/OR  
STRUCTURAL CONDITION AND IS IN CONFLICT  
WITH PROPOSED DEVELOPMENT
- REMOVE TREE  
TREE IS DEAD
- SHARED TREE (WITH STAR)
- LIMIT OF PHASE 2

INFORMATION SOURCES

- Site Plan dated August 19, 2014 prepared by Richmond Architects Ltd.
- Topographic Plan of Survey dated November 21, 2012 prepared by Schaeffer Dzalov Bennett LTD.  
O.L.S. Tree data collected by Aboud & Associates on December 3, 2012

No.	Description	By	Date
0	ISSUED FOR REZONING	SA	OCT-14

REVISIONS: All previous issues of this drawing are superseded

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Title:  
**TREE PRESERVATION  
PLAN (PHASE 2)**

Project:  
**PROPOSED CONDOMINIUM  
DEVELOPMENT  
2313 AND 2323 LAKE SHORE  
BLVD. W  
CITY OF TORONTO  
OSGOOD PROPERTIES LTD.**

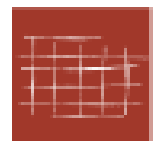
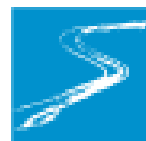
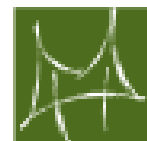
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Project: AA12-94A
Scale: 1:300
Designer: KB
Drawn: SK
Checked: SA

Drawing No:

**TPP-2**

- Urban Forestry
- Ecological Restoration
- Environmental Studies
- Landscape Architecture
- Expert Opinion

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